

City of Chelsea

P.O. Box 111
Chelsea, Alabama

Certification Of Annexation Ordinance

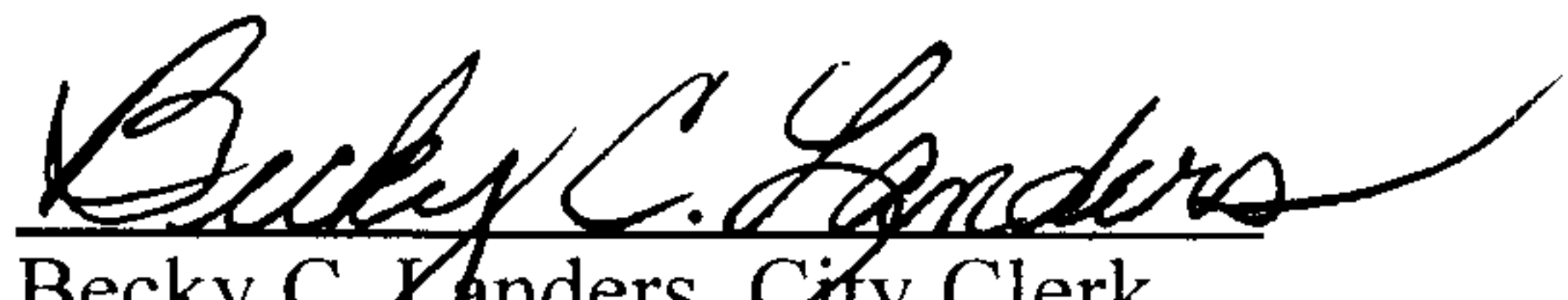
Ordinance Number: **X-13-02-19-648**

Property Owner(s): **Janice Montgomery & Kristi Howard**

Property: Parcel ID **#15-2-10-0-001-004.003**

I, Becky C. Landers, City Clerk of the City of Chelsea, Alabama, hereby certify the attached to be a true and correct copy of an Ordinance adopted by the City Council of Chelsea, at the regular meeting held February 19th, 2013, as same appears in minutes of record of said meeting, and published by posting copies thereof on February 20th, 2013, at the public places listed below, which copies remained posted for five business days (through February 27th, 2013).

Chelsea City Hall, 11611 Chelsea Road, Chelsea, Alabama 35043
Chelsea Sports Complex, Highway 39, Chelsea, Alabama 35043
U.S. Post Office, Highway 280, Chelsea, Alabama 35043
Chelsea Senior Lodge, 706 County Rd 36, Chelsea, AL 35043
City of Chelsea Website-www.cityofchelsea.com


Becky C. Landers, City Clerk


20130228000085290 1/7 \$30.00
Shelby Cnty Judge of Probate, AL
02/28/2013 03:26:00 PM FILED/CERT

City of Chelsea, Alabama

Annexation Ordinance No X-13-02-19-648

Property Owner(s): **Janice Montgomery & Kristi Howard**

Property: Parcel ID #**15-2-10-0-001-004.003**

Pursuant to the provisions of Section 11-42-21 of the Code of Alabama (1975),

Whereas, the attached written petition (as Exhibit A) that the above-noted property be annexed to The City of Chelsea has been filed with the Chelsea City Clerk; and

Whereas, said petition has been signed by the owner(s) of said property; and

Whereas, said petition contains (as Petition Exhibit B) an accurate description of said property together with a map of said property (Exhibit C) showing the relationship of said property to the corporate limits of Chelsea; and

Whereas, said property is contiguous to the corporate limits of Chelsea, or is a part of a group of properties submitted at the same time for annexation, which is zoned A-R which together is contiguous to the corporate limits of Chelsea;

Whereas, said territory does not lie within the corporate limits or police jurisdiction of any other municipality

Therefore, be it ordained that the City Council of the City of Chelsea assents to the said annexation: and

Be it further ordained that the corporate limits of Chelsea be extended and rearranged so as to embrace and include said property, and said property shall become a part of the corporate area of the City of Chelsea upon the date of publication of this ordinance as required by law.

Absent

S. Earl Niven, Mayor

Tony Picklesimer

Tony Picklesimer, Councilmember

Alison M. Nichols

Alison M. Nichols, Councilmember

Dale Neuendorf

Dale Neuendorf, Councilmember

David Ingram

David Ingram, Councilmember

Juanita J. Champion

Juanita J. Champion, Councilmember

Passed and approved this the 19th day of February, 2013



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Becky C. Landers

Becky C. Landers, City Clerk

Petition Exhibit A

Property owner(s): Janice Montgomery & Kristi Howard

Property: Parcel ID #15-2-10-0-001-004.003

Property Description

The above-noted property, for which annexation into Chelsea is requested in this petition, is described in the attached copy of the deed (Petition Exhibit B), recorded in Map Book 35, Page 41, Instrument #20120302000073570, and is filed with the Shelby County Probate Judge.

Further, the said property for which annexation into Chelsea is requested in this petition is shown in the indicated shaded area on the attached map in Petition Exhibit C. Said map also shows the contiguous relationship of said property to the corporate limits of Chelsea.

The said property, for which annexation into Chelsea is requested in this petition, does not lie within the corporate limits of any other municipality.



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City Clerk
City of Chelsea
P.O. Box 111
Chelsea, Alabama 35043

Petition for Annexation

The undersigned owner(s) of the property which is described in the attached "Exhibit B" and which either is contiguous to the corporate limits of the City of Chelsea, or is a part of a group of properties which together are contiguous to the corporate limits of Chelsea, do hereby petition the City of Chelsea to annex said property into the corporate limits of the municipality.

Signed on the 8 day of February, 2013

Bucky Sanders
Witness

Janice Montgomery
Owner Signature
JANICE MONTGOMERY
Print name

165 TARA DR
Mailing Address

SAME
Property Address (if different)

[REDACTED]
Telephone Number (Day)

SAME
Telephone Number (Evening)

Kristi R. Howard
Owner Signature
KRISTI R. HOWARD
Print Name

165 TARA DR
Mailing Address

SAME
Property Address (if different)

[REDACTED]
Telephone number (Day)

SAME
Telephone Number (Evening)

Number of people on property 2
Proposed Property Usage (Circle One)
Commercial or Residential

(All owners listed on the deed must sign)


20120302000073570 1/2 \$68.00
Shelby Cnty Judge of Probate, AL
03/02/2012 08:20:45 AM FILED/CERT

Shelby County, AL 03/02/2012
State of Alabama
Deed Tax: \$53.00

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Janice A. Montgomery and Kristi R. Howard
165 Tara Drive
Columbiana, Alabama 35051

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of **FOUR HUNDRED SEVENTY THOUSAND AND NO/100 (\$470,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **DALE CALVIN, an unmarried man**, (herein referred to as "Grantor"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **JANICE A. MONTGOMERY and KRISTI R. HOWARD**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lots 1 and 2, according to the Final Plat, Tara Section 5, as recorded in Map Book 35, Page 41, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2011 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. Easement to Alabama Power Company recorded on June 30, 2006 in Instrument 20060630000316440.
7. Declaration of Restrictive Covenants for Subdivision – Tara Sector Five, as recorded in Instrument 20060119000030120.

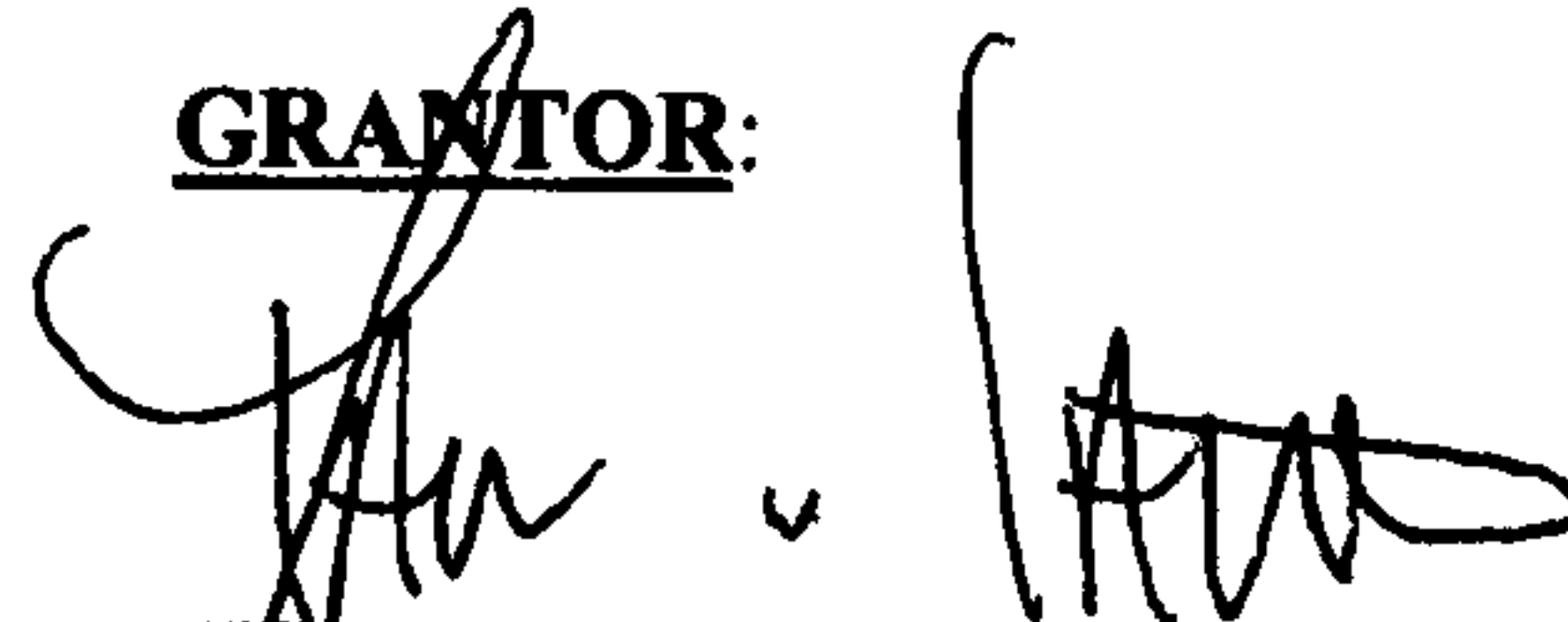
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.


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AND SAID GRANTORS, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hands and seals on this day of February 24, 2012.

GRANTOR:



Dale Calvin

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Dale Calvin, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of February 24, 2012.

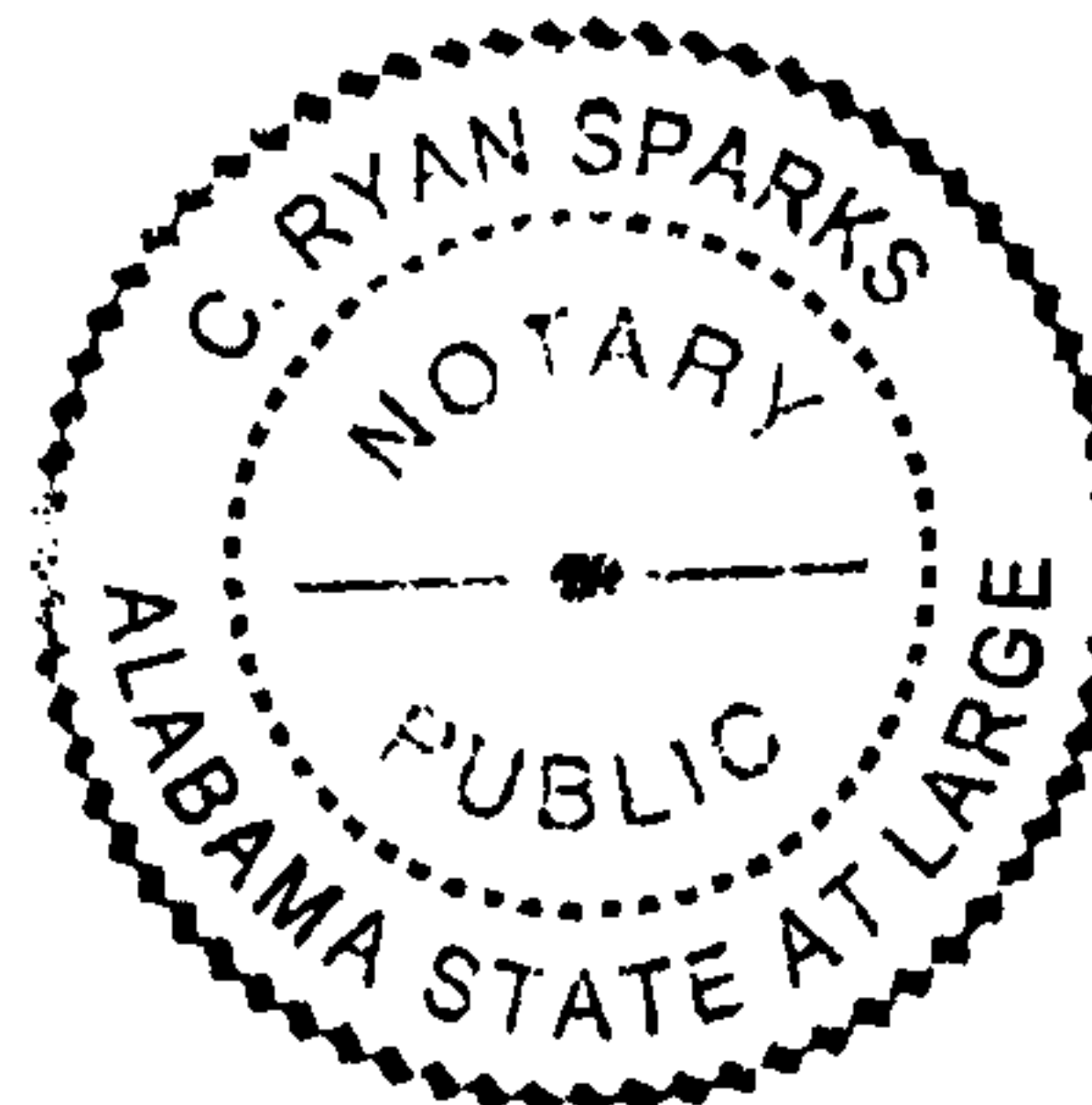


C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2015

[Affix Seal Here]


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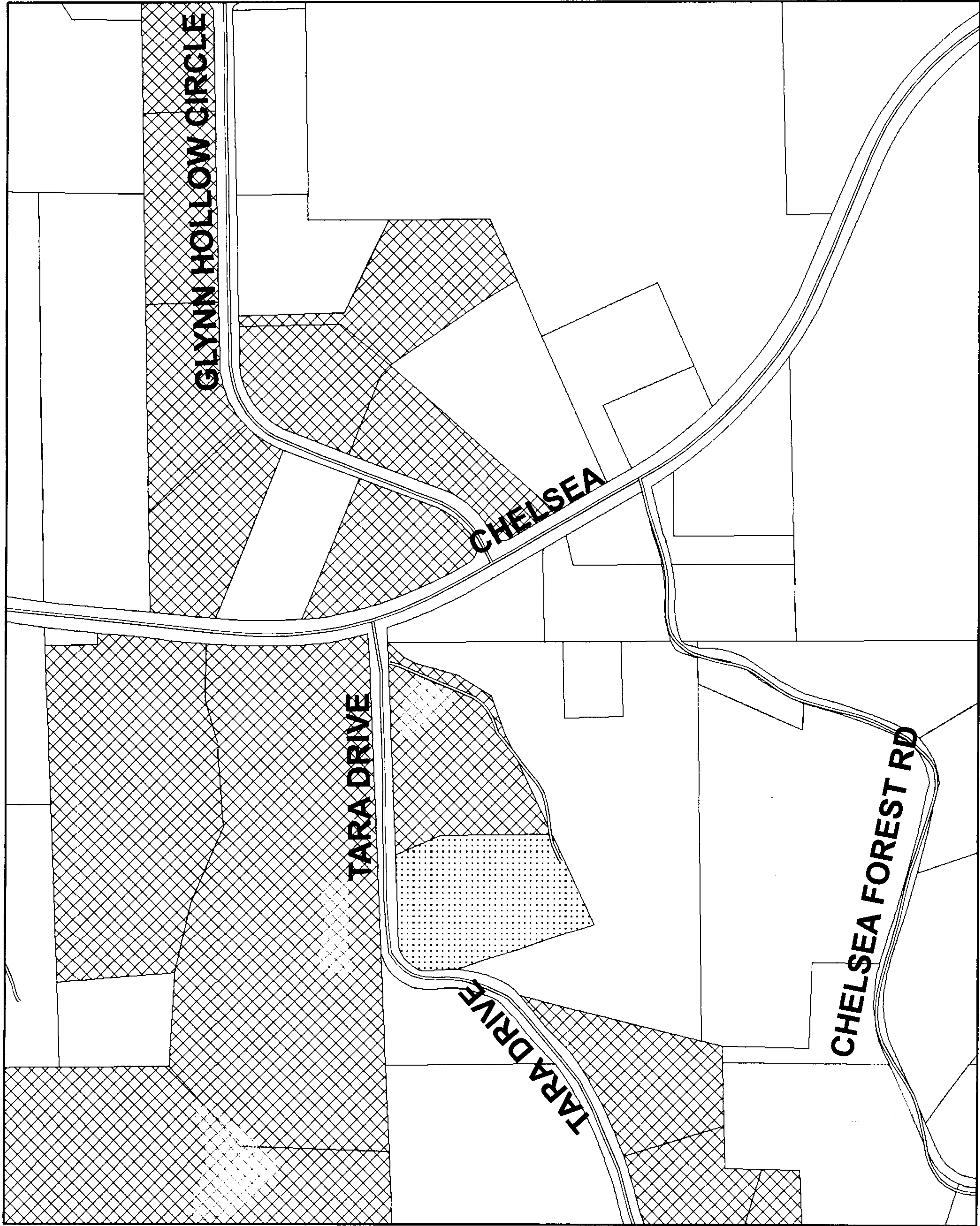



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Exhibit C
X-13-02-19-648

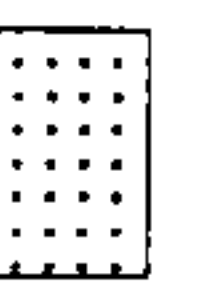
Tax ID
15-2-10

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MONTGOMERY/HOWARD ANNEXATION

165 TARA DRIVE

 Chelsea City Limits
 Area to be Annexed